

Both Mr. Keller and Ms. Hoffstaetter said they are not eligible to vote on this. Chairman Finaldi said that leaves Mr. Cerminara, Mr. Urice and himself which is just enough. Mrs. Emminger said she had sent the resolution out to them last week and did not yet have the

date for the Engineering letter. She said that date is March 19 and will be added to the condition in the resolution. Mr. Urice then made a motion to approve this per the revised resolution. Mr. Cerminara seconded the motion and it was passed unanimously.

36 Kenosia Avenue Realty LLC - Application for Special Exception (to allow Wholesale Distribution in an Existing Tenant Space) in the IL-40 Zone - 36 Kenosia Ave. (#E17094) - SE #723

Mrs. Emminger said she had prepared a draft resolution in case the Commission wanted to vote on this tonight. She added that there are no public hearings scheduled for the April 4th meeting, so if they clear up everything tonight, they can cancel that meeting. The Commission took a few minutes to look over the resolution and all agreed that this was a simple change of use and they were willing to vote on it tonight. Mr. Urice made a motion to approve this per the draft resolution. Mr. Keller seconded the motion and it was passed unanimously.

Ridgewood Country Club Inc. -- Application for Special Exception for Existing Country Club w/Golf Course in the RA-40 Zone - 119-135 Franklin Street Ext. (#G13029) -- SE #722.

Both Mr. Keller and Ms. Hoffstaetter said they are not eligible to vote on this. Mrs. Emminger said she had also prepared a draft resolution for this application. She said she included everything they discussed at the previous meeting except for the Engineering Dept. letter. She added that there was no opposition to this either. Mr. Urice asked if anything came up this evening that would necessitate the language in the resolution to be changed. Mrs. Emminger said there was nothing new this evening. She said they still need to get approval of the Floodplain permit but she is waiting for a sign-off from the Engineering Dept. on that. She added that she put conditions in the resolution stating that (1) the Floodplain permit must be issued and, (2) all conditions in the Engineering Dept. letter dated March 18th must be addressed, before any permits can be issued. She also included that they must comply with all conditions in the resolution and the Floodplain permit before the Compliance Certificate will be issued. Mr. Cerminara made a motion to approve this per the resolution. Mr. Urice seconded the motion and it was passed unanimously.

REFERRALS:

8-24 Referral/March 2012 City Council Agenda Item #6: Sidewalk and Fire Hydrant Easement - Lakeside Townhouses, East Hayestown Rd.

This is a request to accept conveyances of a fire hydrant and sidewalk easement area along Hayestown Rd. running along the property known as Lakeside Townhouses. This Commission previously approved the special exception/site plan for development of this site and the approved plans included both proposed easement areas. Mrs. Emminger explained that the remainder of this project was purchased by Tony Lucera and he is trying to clear up the loose ends and get things moving again. Mr. Urice made a motion to give

this a positive recommendation noting that any comments relating to the location of the wall and acceptance of it within easement area should be referred to the Engineering Dept. This recommendation is also subject to approval of all plans and documents acceptable in form and content to the Engineering Dept. and Corporation Counsel prior to recording. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

8-24 Referral/March 2012 City Council Agenda Item #7: Sidewalk Easement, 27-79 Tamarack Ave.

This request is to accept a Sidewalk Easement along a portion of the above-referenced property. The Commission approved redevelopment of the site known as Consumer's Petroleum, SE #662, in April 2008. The approval resolution required acceptance of the sidewalk easement. Mr. Urice made a motion to give a positive recommendation subject to approval of the as-built plans and all documents by the Engineering Dept. and Corporation Counsel prior to recording. Ms. Hoffstaetter seconded the motion and it was passed unanimously.

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8-24 Referral/March 2012 City Council Agenda Item #8: Sewer Extension - 3 Scuppo Rd. (#F14124).

This request is to extend public sewer to serve a site located at 3 Scuppo Rd. The site was re-zoned to RMF-4, and is within the Proposed Sewer Service area as shown in the POCD. A formal site plan has not yet been submitted to the Dept. for review. Based upon this fact, the number of units proposed to be served represents a maximum density of the site, not the actual number being proposed. The Planning Dept.'s standard policy regarding these requests is that the recommendation be made in accordance with an approved site plan, so this request is premature. Mr. Keller made a motion to take no action on this request until the site plan is approved. Mr. Urice seconded the motion and it was passed unanimously.

8-24 Referral/March 2012 City Council Agenda Item #9: Request for Sewer and Water Extensions - Candlewood Trailer Park, 19 Forty Acre Mountain Rd. (#K05119).

This is a request for sewer and water extensions to serve Candlewood Park, which is a 202-unit mobile home community located off of Forty Acre Mountain Rd. The overall site is in single ownership with the residents renting the space they park their mobile home on. Although it is outside the Proposed Sewer and Water Service Areas shown in the Plan of Conservation & Development (POCD), two previous extension requests were approved (in 2006 & 2009) to resolve continued septic system problems in the Park and to head-off possible issuance of DEP corrective orders. Both of those designs were over McKay Rd. but both have since expired. This request is based on a new design which connects to the public utilities in Sterling Woods Condominiums. The Engineering Dept. has stated that if this plan was to go forward, the proposed connections would be private and would only be allowed to serve the 202 units located within the mobile home park. Engineering also has stated that the new utility lines will be private and they will have to approve the plans. The POCD does make provisions for exceptions like this one, where the extension becomes

necessary due to health or environmental problems. Ms. Hoffstaetter made a motion to give this a positive recommendation subject to compliance with all Engineering Dept. conditions relative to construction of said connections as well as the condition that utilities only serve 202 units. Mr. Keller seconded the motion and it was passed unanimously.

CORRESPONDENCE:

Letters from Attorney Raymond Lubus requesting release of bond for Spruce Mountain Trail (SUB #05-04) and from Asst. Corporation Counsel Robin Edwards notifying Commission of City acceptance of roadway.

Mrs. Emminger explained that since they have the letter from Corporation Counsel's Office that means the City Council has accepted the road, so there is not reason to hold the bond any longer. Mr. Urice made a motion to release the bond. Mr. Cerminara seconded the motion and it was passed unanimously.

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Chairman Finaldi said that under For Reference Only, there were four applications for Floodplain Permits listed. There was nothing under Other Matters. He said since they took care of everything on the agenda, the April 4th meeting will be cancelled.

At 8:25 PM., Mr. Keller made a motion to adjourn. Ms. Hoffstaetter seconded the motion and it was passed unanimously,